

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

feet south of West Irving Park Road; the north line of the public alley south of and parallel to the south line of West Irving Park Road going west for a distance of 91.0 feet; thence the line of the public alley running northwest for a distance of 69.5 feet; then a line perpendicular to the northeast line of North Milwaukee Avenue, said line starting at a point on North Milwaukee Avenue 466.18 feet northwest of the intersection of North Kilpatrick Avenue and North Milwaukee Avenue; thence the north line of North Milwaukee Avenue running northwest to the intersection of North Milwaukee Avenue and West Irving Park Road being the point of beginning,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 10-D.

(As Amended)

(Application Number 11899)

BPD 640

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District and R5 General Residence District symbols and indications as shown on Map Number 10-D in the area bounded by:

the alley next southeasterly of East 46th Street; a line 320 feet southwesterly of and parallel to South Lake Park Avenue; a line 141.63 feet south of the alley next southeasterly of and parallel to East 46th Street; South Lake Park Avenue; East 47th Street; and a line 250.5 feet east of South Woodlawn Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the area above-described, subject to such bulk and use regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

to those of a B5-3 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 8-F.
(Application Number A-3772)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 8-F in the area bounded by:

a line 264 feet north of West 38th Street; South Emerald Avenue; a line 216 feet north of West 38th Street; and the alley next west of and parallel to South Emerald Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 9-K.
(Application Number 12109)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 and B3-2 General Retail District symbols and indications as shown on Map Number 9-K in the area bounded by:

starting at a point being the south line of West Irving Park Road, extending to a point 503.63 east of the intersection of West Irving Park Road and North Milwaukee Avenue; a line extending south and perpendicular to the west line of West Irving Park Road to a point 163.0

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development Number 640.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately one hundred eighty-eight thousand three hundred thirteen (188,313) square feet (four and thirty-two one-hundredths (4.32) acres) and is owned or controlled by the Applicant, Lake Park L.L.C., an Illinois limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legal or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations dated July 10, 1997 prepared by Gelick Associates. Full size sets of the Site/Landscape Plan and the Building Elevations are

on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in a B4-1 Restricted Service District (except residential, auto service stations or video arcades, stand alone liquor stores or adult uses), retail drug stores with drive-through, accessory parking and related uses.
6. Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the department of marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor Vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all of any public streets or alleys during construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provision of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is

made by the Commissioner of the Department of Planning and Development that such a modification in in minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3 (c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

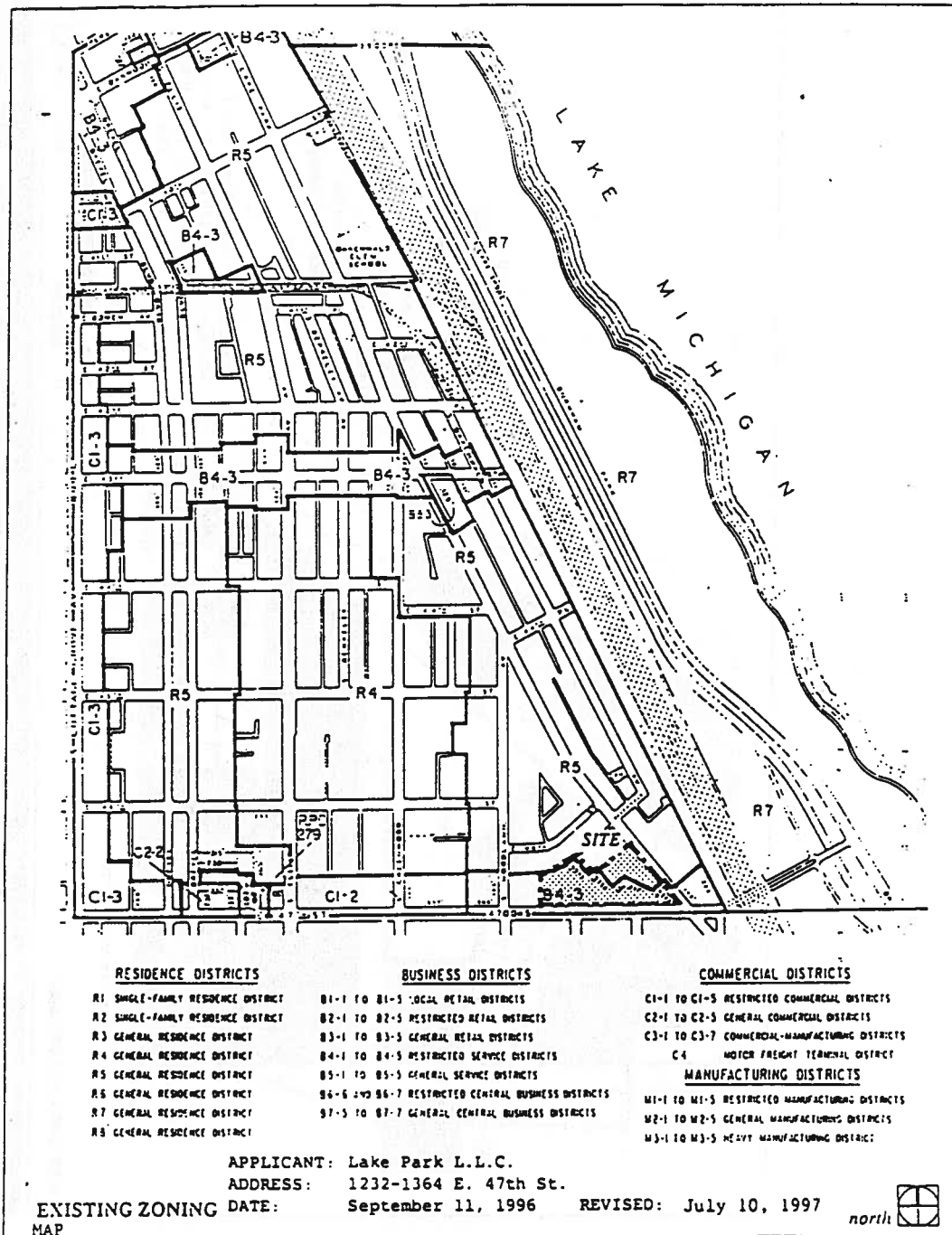
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development, shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing B4-3 Restricted Service District and R-5 General Residence District classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned
Development Property Line and Boundary Map; Site/
Landscape Plan; and Building Elevation Drawings
referred to in these Plan of Development
Statements printed of pages
50533 through 50539
of this Journal.]

Business Planned Development Number 640.

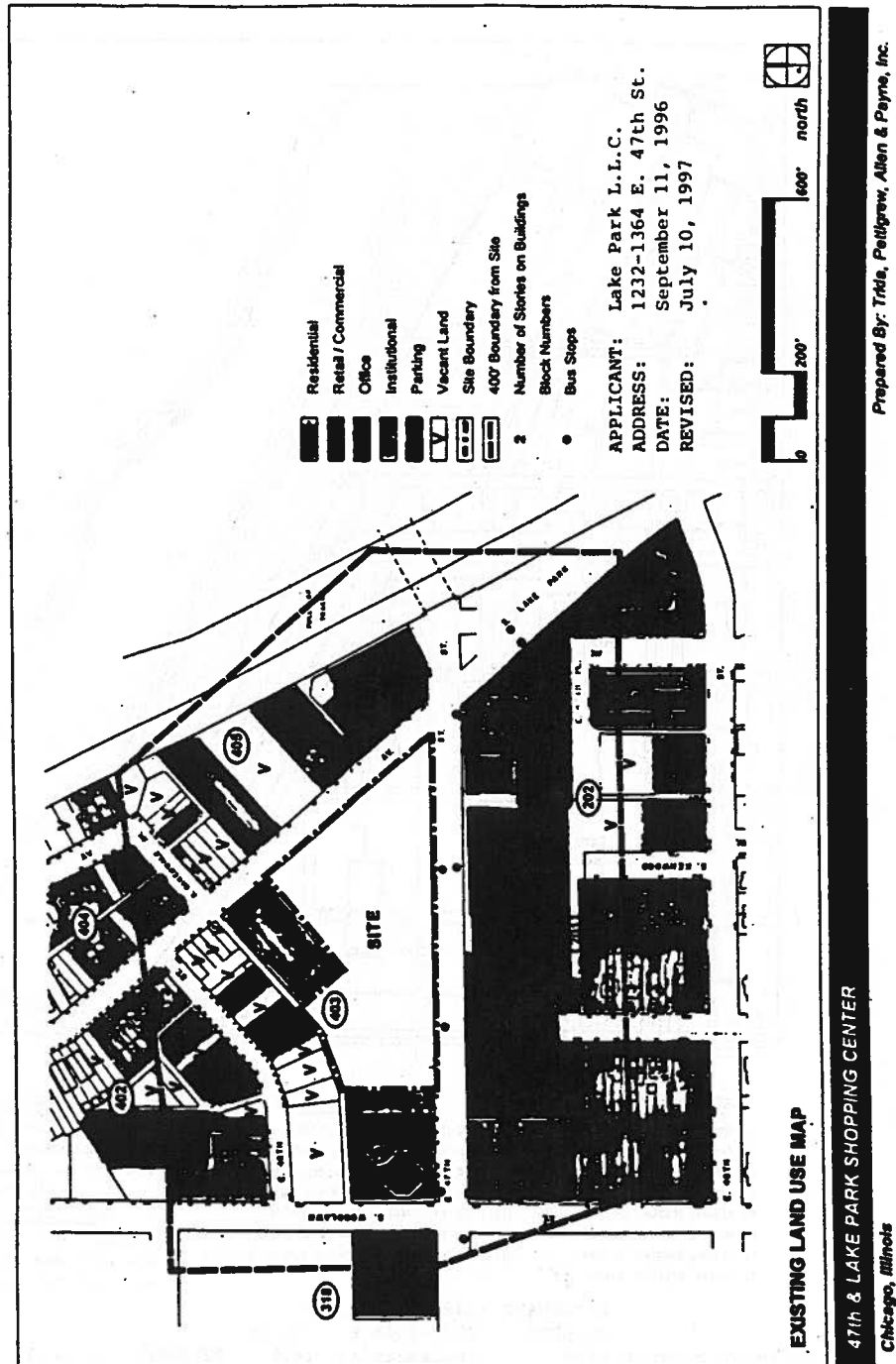
Bulk Regulations And Data Table.

Net Site Area:	188,313 square feet (4.32 acres).
Maximum Floor Area Ratio:	0.55.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Gross Site Area:	240,613 square feet.
Area in Public Right-of-Way:	52,300 square feet.
Minimum Off-Street Loading Spaces:	In accordance with the Site Plan.
Minimum Off-Street Loading Spaces:	213. A minimum of 2% of all parking spaces shall be devoted to parking for the handicapped.
Minimum Required Setbacks:	In accordance with the Site Plan.
Maximum Building Heights:	40 feet.
Maximum Permitted Retail Use: (exclusive of storage areas incidental to the operation of retail businesses)	87,000.

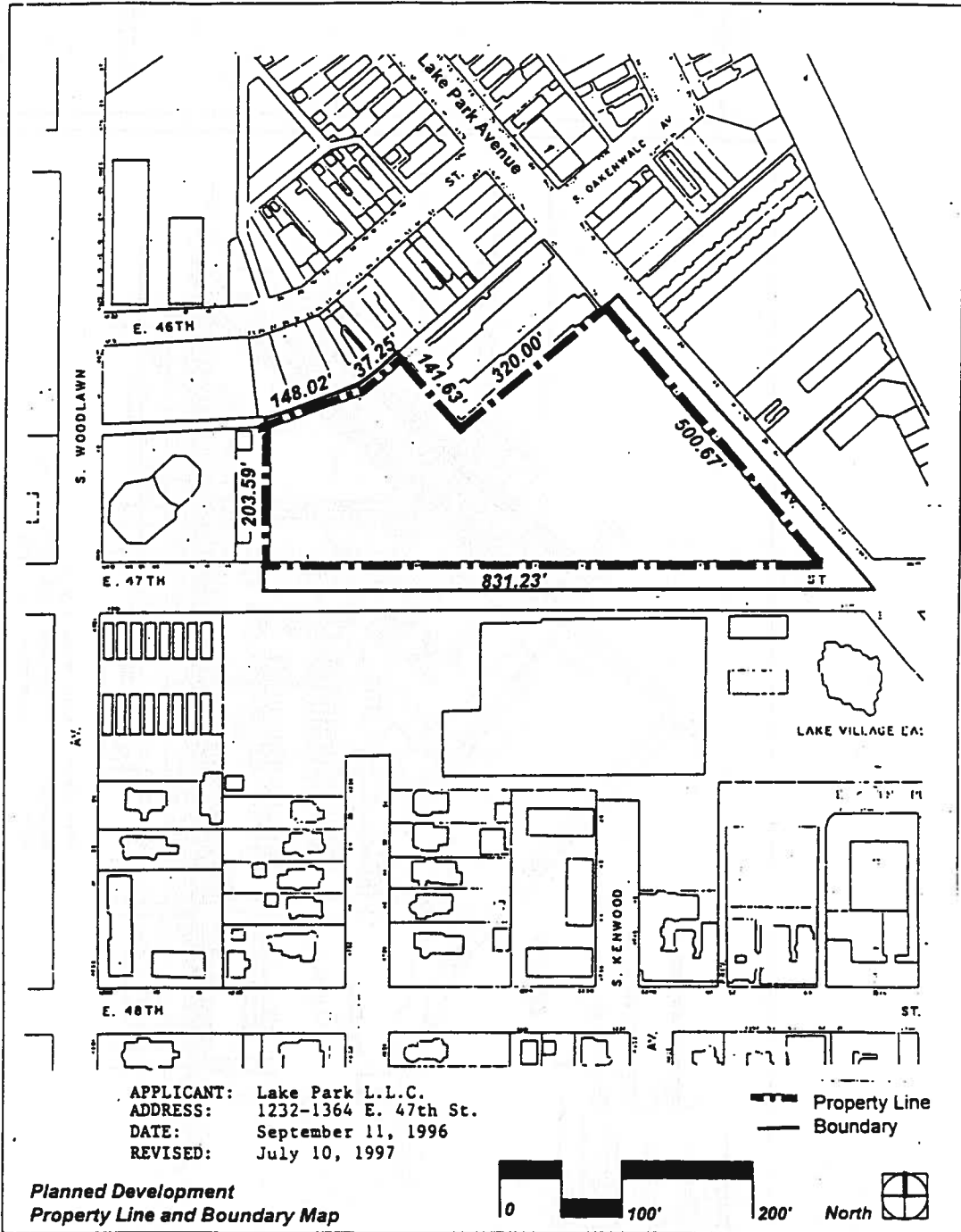
Existing Zoning Map.**47TH & Lake Park Shopping Center**

Chicago, Illinois

The Fund for Community Development & Revitalization

Existing Land-Use Map.

*Planned Development Property Line
And Boundary Map.*

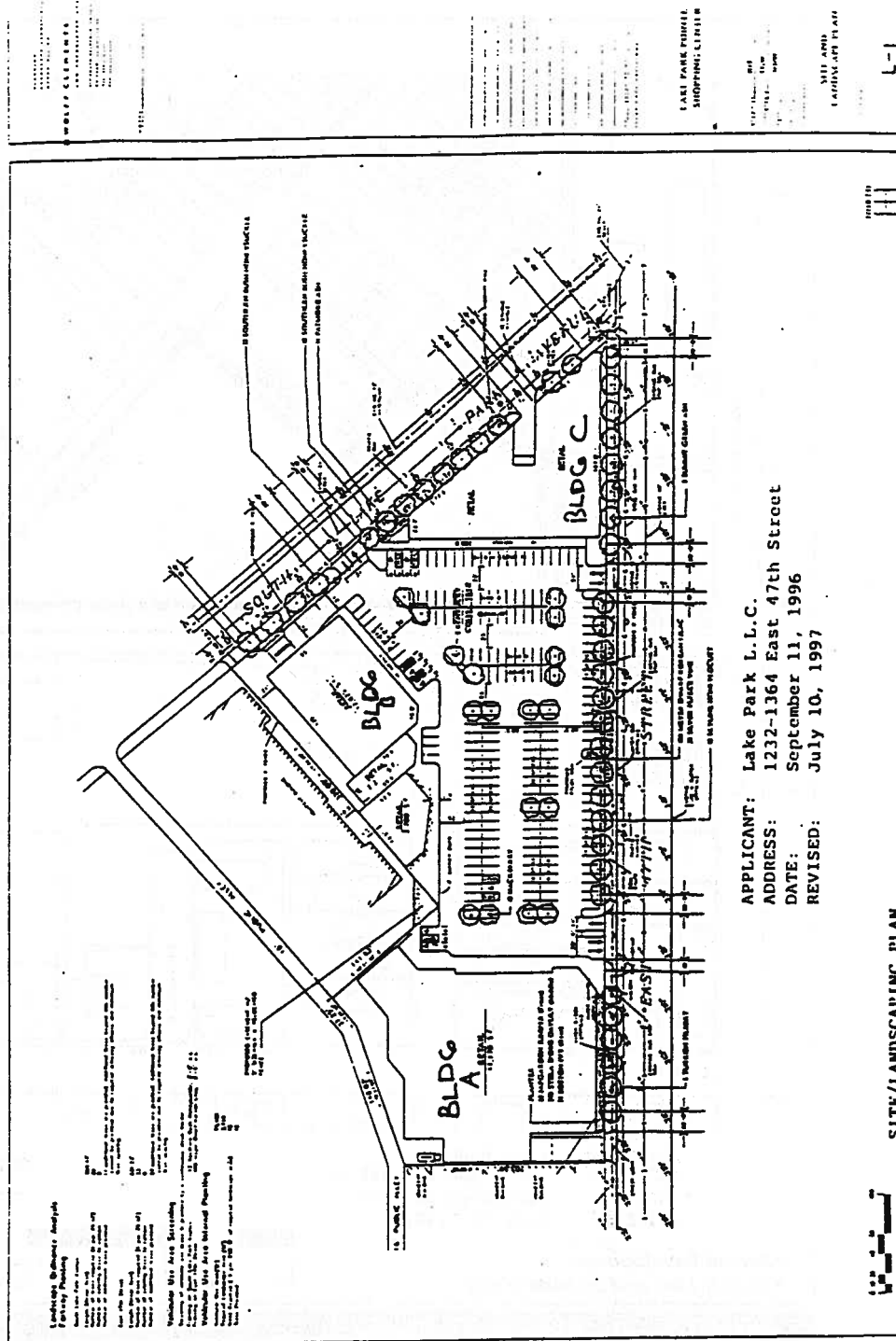


47th & Lake Park Shopping Center

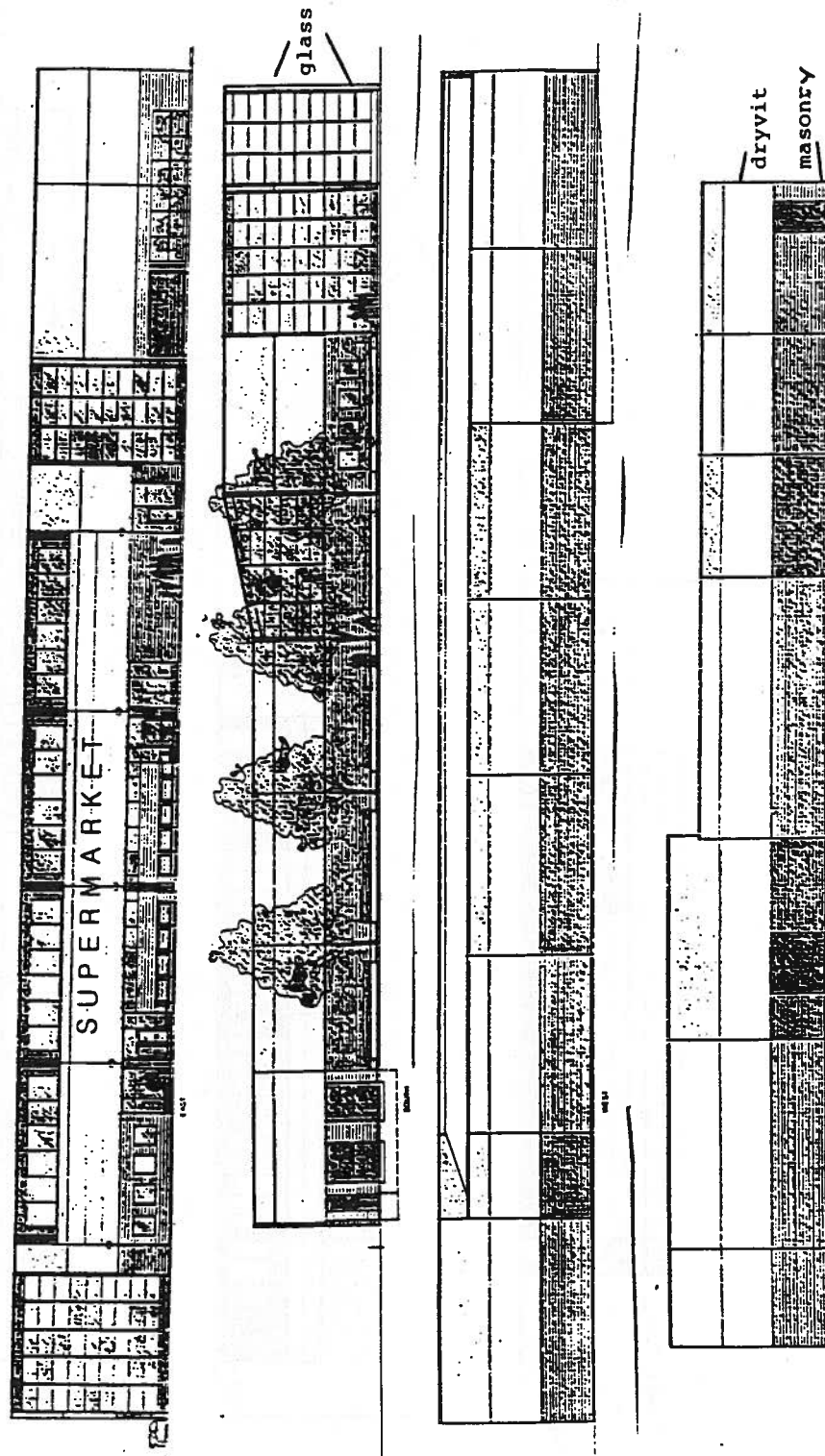
Chicago, Illinois

Prepared By: Trkla, Pettigrew, Allen & Payne, Inc.

Site/Landscape Plan.



*Building Elevations.
(Building A)*

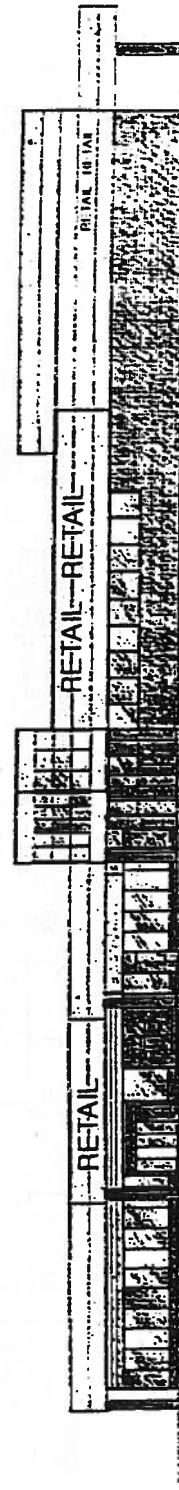
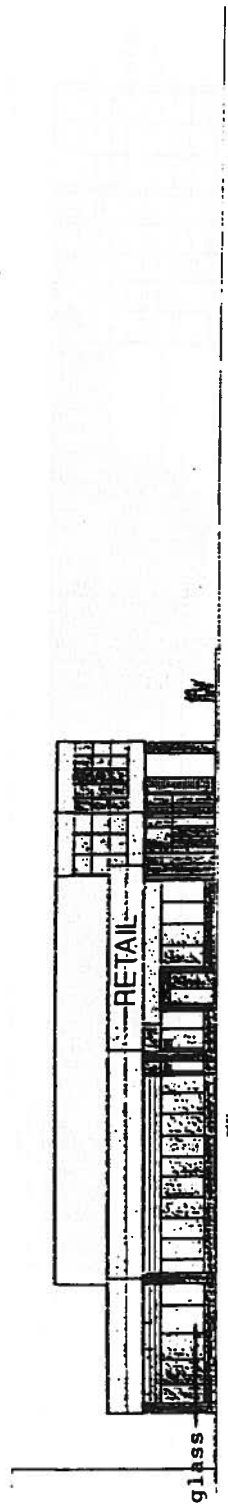
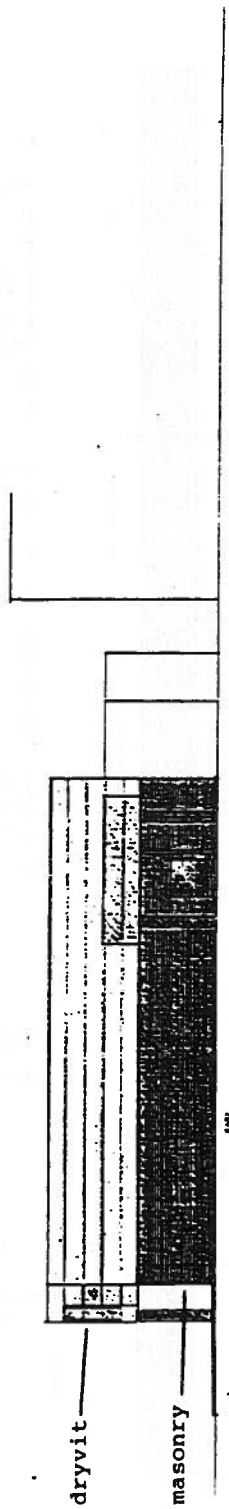


Grady Associates
Architects
1000 1st Avenue
St. Paul, MN 55101

Landmark Capital Management, Inc.
1000 1st Avenue
St. Paul, MN 55101

July 10, 1997

Building Elevations.
(Building B)



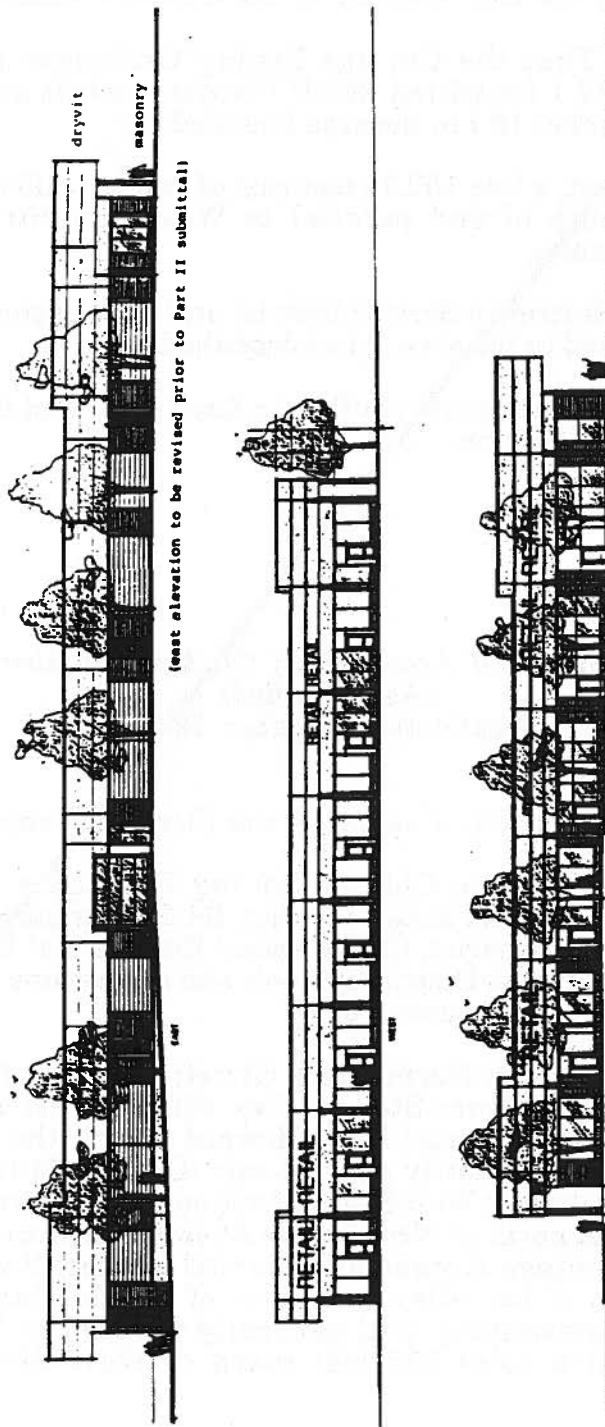
BUILDING ELEVATIONS - BUILDING B

4. **Судья** **Павел Павлович** **Савельев** **С. И. И. И.**
Судья **Александр** **И. И. И.**
Судья **Александр** **И. И. И.**

Field Assemblies
The following are the field assemblies for the various models of the machine.

July 10, 1997

Building Elevations.
(Building C)



Griffin Associates
Architects
1000 North Main Street
Suite 100
Birmingham, Alabama 35203
205/261-1111

1000 North Main Street
Suite 100
Birmingham, Alabama 35203
205/261-1111

July 10, 1997

BUILDING ELEVATIONS - BUILDING C

*Reclassification Of Area Shown On Map Number 18-I.
(Application Number 12095)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map Number 18-I in the area bounded by:

West 71st Street; a line 162.75 feet east of South California Avenue; the alley next south of and parallel to West 71st Street; and South California Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 19-H.
(As Amended)
(Application Number 12069)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-4 Local Retail District, B4-3 Restricted Service District, B5-2 General Service District, C2-2 General Commercial District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 19-H in the area bounded by:

West Howard Street; North Clark Street; a line 75 feet south of and parallel to West Howard Street; a line 480 feet west of and parallel to North Hermitage Avenue; West Howard Street; the east line of the Chicago Transit Authority right-of-way (Chicago Milwaukee, St. Paul and Pacific Railroad); West Rogers Avenue; North Hermitage Avenue; a line 125.75 feet north of West Rogers Avenue, measured at the east line of North Hermitage Avenue and parallel to West Birchwood Avenue; the west line of the alley next east of North Clark Street; a line extending southwesterly and generally parallel to West Birchwood Avenue, from a point 225 feet south of West Birchwood Avenue